

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF BRAZORIA

The City of Brazoria convened in Workshop February 6, 2018 at 6:00 p.m. with the following to-witt:

Gail Logsdon	Councilwoman Position #2
Gary Kersh	Mayor Pro-Tem
Roger Shugart	Councilman Position #4
Susan Parker	Councilwoman Position #5

City Personnel Present:

Teresa Borders	City Manager
Sheila Williams	City Secretary
Neal Longbotham	Police Chief
David Jordan	Public Works Director

A. CALL TO ORDER WORKSHOP.

Mayor Pro-Tem Kersh called the Workshop to order at 6:00 p.m.

B. INVOCATION AND PLEDGE TO AMERICAN & STATE FLAGS.

Councilman Shugart gave the invocation and Mayor Pro-Tem Kersh led the pledges to the State and American Flags.

C. DISCUSSION OF SALVAGE YARD AND MOTOR STORAGE BUSINESSES FOR ORDINANCE #18-003.

City Manager Borders explained City Attorney Stevenson looked at what she put together from everyone's input. City Attorney Stevenson approved the Ordinance. Councilman Shugart said we heard from the shop people twice and he thinks they are content with this ordinance. Councilwoman Logsdon said she feels the meetings have been positive and she learned a lot. Mayor Pro-Tem Kersh said BTE is making a big change. Councilwoman Parker thought the 12" for grass was too tall. Councilman Kersh said you can have 12" on some property and next door have a hay field. Public Works Director Jordan explained it was consistent to other ordinances. City Manager Borders said it would be on next council meeting to pass this ordinance.

D. DISCUSSION AND MAKE CHANGES TO MOBILE HOME PARKS ORDINANCE.

City Manager Borders said we really don't have a mobile home ordinance and she gave council other cities ordinances to look at. She would like to see us do what we did with the other ordinance and get input. She explained some of the things will be grandfathered but anything else that comes into the city would have to follow this ordinance. Councilwoman Parker asked if they would have to clean up. Public Works Director said they would have a time line to clean up. Councilwoman Parker asked if they could put up a fence. Public Works Director explained the City Attorney said they would need a time line to put up fencing. Councilman Shugart explained it would be expensive task to put up a fence around Wier Trailer Park. Councilwoman Parker said she would like it along the highway frontage to hide the junk. Sherman Carr asked what type of fencing. City Manager explained it just depends on what type of fencing we put in ordinance. Councilwoman

Parker said she would like it to be done right and give them 6 – 9 months to get into compliance. Mayor Pro-Tem Kersh said as a Mobile Home Park owner that it could cost some mobile home parks up to \$30,000 to put up a fence. He said he would put up what needed but others will have a lot of expense. Councilman Shugart said for the health and safety of people Code Enforcement could move on that. Public Works Director said he has been to George Jones trailer park on more than one occasion and when we get to a point to go to court it seems the bottom falls out. He explained all the times they have done things to get him to clean up and then the DA called and told us to turn water back on. City Manager Borders anything coming in could be inspected to make sure it is in code. Councilwoman Logsdon explained she lived in a mobile home in college. She knows there is one that in particular always has the pile of trash or junk. Public Works Director said his son has torn 3 mobile homes down. It is taking him forever to tear them down. Mayor Pro-Tem Kersh said it is expensive to tear one down. He said he would like to see guidelines requiring them to keep clean and if not then put up a fence. Councilwoman Logsdon said she would like to see if it is vacant for a certain period of time make them remove them. Public Works Director Jordan said there are some in the trailer park are condemned and they are tearing down. Councilwoman Parker said she is not knocking living in a trailer. There are people at end of her street that the yards are pristine. Not new trailers but they keep them up and stuff tidy. Councilwoman Parker explained she would just like at least the entrance of the parks to be fenced. Councilwoman Logsdon has always been the low hanging fruit and she knows you can't just isolate the one. Public Works Director Jordan explained the Ghinaudo Rd. Trailer Park is an illegal park. When it went in it was houses on one side and mobile homes on the opposite side. Somehow they started selling off without a legal re-plat done. City Manager said if we put in the ordinance for going forward then any that comes in we can make sure they follow the ordinance. Mayor Pro-Tem said he has no problem with one moving out and another coming in that it has to be skirted and a porch on it. Councilman Shugart asked how often they move out. Mayor Pro-Tem Kersh said he hasn't had one move out in 20 years. Public Works Director said in the 30 years he has been here there is not one new trailer park. The only ones we have new in the city is what has been annexed. Any trailer moved in have to meet zone 2 windstorm.

City Manager is going to input what they have said. But would like input after you look at the other ordinances. Councilwoman Parker asked if the driveways or entrances could be required to be stabilized. City Manager Borders explained that we could put in there what they would be able to keep them maintained. Could require them to have dumpsters. Councilwoman Parker said it defeats the purpose of an ordinance if we don't have much movement. City Manager said it is better to have one in case because it would be too hard to put in one fast in case that happens. Public Works Director Jordan said there are things to do to existing parks but you have to prove it is detrimental to the health and safety of the individual. Mayor Pro-Tem said he doesn't think it is too much to ask them to clean up. City Manager Borders said you have to have some kind of ground to stand on and that is what we are doing here. She said what happened with the George Jones trailer park is the pressure the DA got from the families living there. Councilman Shugart asked about the heavy trash at the trailer park. Public Works Director explained each tenant pays for garbage so they do get heavy trash. The garbage they have is construction so it would not get picked up. We wait for the determination from the garbage company. Councilwoman Logsdon said for the future we want to have any new trailers or trailer parks moved in are regulated. Public Works Director Jordan envisions what the council sees for getting any new park developed. We will bounce with Charlie so we can see what we can get through the health and safety. At that point we can consolidate with existing ordinance. We can address with the current parks are the driveway issues and parking issues under the health and safety. At Wier Trailer Park the way the trailers are parked makes it impossible for a fire truck to get in there for a fire. That would be under the health and safety issues and possibly fire code. Mayor Pro-Tem Kersh explained all these new regulations came in with the new RV parks. If you look at the new Buc-ees they have a couple red lines that say no parking fire lane.

E. DISCUSSION AND MAKE CHANGES TO SIGN ORDINANCE.

City Manager Borders explained the sign ordinance we had was for illuminated signs but because of the sign at the Y it is no longer in effect. She gave some other cities ordinances. Councilwoman Parker asked about the signs painted on ply wood. She would like to see minimum requirements. City Manager Borders explained if they have a non-working sign you can fine them. She said realtor signs are exempt. Councilwoman Parker asked if you would separate permanent from temporary structures. She also wanted to know about the food trucks ordinance. City Manager Borders said you can have temporary signs but look professional. City Manager Borders said you can put in the ordinance about portable signs being abandoned. Councilman Kersh said we can include banners and political signs. City Manager Borders said you can put in there about when signs have to be down. Irv Eddy asked about getting uniform garage sale signs to be picked up at city hall. Public Works Director said a city is prohibited by state law to compete with private enterprise. Mayor Pro-Tem said we can put so much in here and none of it will get patrolled. We need to keep it to be able to manage and control it. He would like to see a small thing and go through the list. Have Teresa draw it up and bring back. Councilwoman Parker asked about the billboards. Councilwoman Logsdon asked about the sign by bridge. City Manager Borders explained it should be on the tax roll. Mayor Pro-Tem Kersh explained the owner of property and the city should get some revenue off the sign. Public Works Director said the sign by river is the 3rd one going up in last 18 months. Mayor Pro-Tem Kersh said we could put a permit fee in for it. City Manager Borders said on electronic signs they need to be working or removed. Rochelle Hicks said being in the sign business she knows a little bit about billboards. A way they are getting by with it. You are not renting the sign but paying only for the stretcher on it. It has been a big fight in Texas. Mayor Pro-Tem asked if anyone has anything else.

F. ADJOURN WORKSHOP.

Mayor Pro-Tem Kersh adjourned the workshop at 6:44 p.m.

Gary Kersh, Mayor Pro-Tem

ATTEST:

Sheila Williams, City Secretary